



Colliers

# Rare Industrial Building with Excess Land **For Lease**

1 FUTURA DRIVE | ACTON

**Chris Thoms\***

Senior Vice President  
+1 519 904 7015  
chris.thoms@colliers.com

**Jasper Arnoldi**

Senior Sales Representative  
+1 416 620 2824  
jasper.arnoldi@colliers.com

**Narpinder Mann\***

Executive Vice President  
+1 416 791 7248  
narpinder.mann@colliers.com



## PROPERTY OVERVIEW

# Highlights

1 Futura Drive, Acton

<b>Building Area</b>	18,000 SF
<b>Office Area</b>	6,000 SF
<b>Lot Size</b>	5 AC
<b>Zoning</b>	EMP1 (1) (H1)
<b>Clear Height</b>	30'
<b>Shipping</b>	2 TL / 4 DI
<b>Asking Rate</b>	\$1.00 (Speak to Listing Agents)

### Comments

- Excess land provides opportunity for outside storage
- Good shipping and office ratio
- 30' Clear height
- Good location with easy access to Highway 401 and many nearby amenities and industrial companies
- Situated close to a strong local labour pool

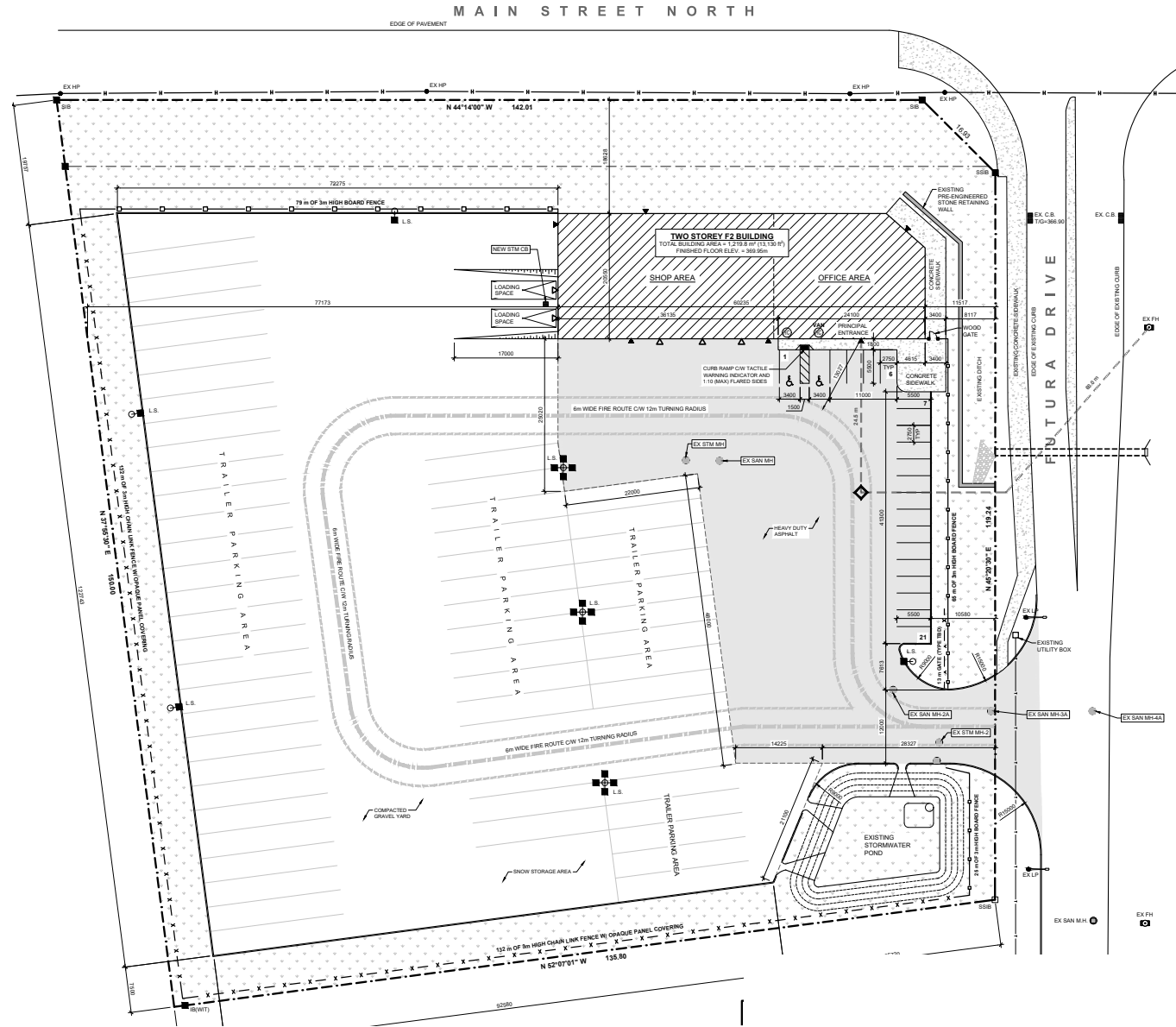
1 FUTURA DRIVE, ACTON





# 1 FUTURA DRIVE, ACTON

## Site Plan





401 The West Mall, Suite 800  
Toronto, ON  
M9C 5J5 Canada  
Main: +1 416 777 2200  
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